

RALPH E. BRANAN, ET UX, GRANTORS

TO

WARRANTY DEED

EDDIE J. FLOWERS, ET UX, GRANTEES

FOR AND IN CONSIDERATION OF the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, RALPH E. BRANAN and wife, BONNIE D. BRANAN, do this day sell, convey and warrant unto EDDIE J. FLOWERS and wife, LOIS M. FLOWERS, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 599, Section B, South 1/2, in Section East of Cow Pen Creek, DeSoto Village Subdivision, in Section 34, Township 1, Range 8 West, as per plat thereof recorded in plat book 8, pages 16-21, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Further consideration of the above described property is the assumption by Grantees of that certain Deed of Trust executed by Ralph E. Branana in favor of Unifirst Federal Savings and Loan Association, recorded in Book 223, page 404, and re-recorded in Book 224, page 515, in the office of the Chancery Clerk of DeSoto County, Mississippi, which secures an indebtedness in the current principal amount of \$29,695.46 and Grantees take subject to said loan.

Grantors hereby authorize the transfer of this loan from their names into Grantees' names and Grantors hereby set over and assign unto Grantees without charge all escrow funds now held by Unifirst Federal Savings and Loan Association.

The warranty in this deed is subject to rights of way and easements of record for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further, subject to all applicable building restrictions and restrictive covenants of record.

Taxes for the year 1978 are to be pro-rated and possession is to be given with delivery of deed.

WITNESS Our signatures, this the 4th day of August, 1978.

Ralph E. Branana  
Ralph E. Branana

Bonnie D. Branana  
Bonnie D. Branana

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named Ralph E. Branana and Bonnie D. Branana, who acknowledged that they signed and delivered the above and foregoing instrument on the day and year therein mentioned.  
GIVEN UNDER MY HAND and seal of office, this the 4th day of August, 1978.

My Commission Expires:

Margie J. Chambliss  
Notary Public

STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 10 o'clock and 45 minutes A.M. 10 day of Aug, 19 78 and that the same has been recorded in Book No. 136, Page 63 records of Warranty Trust Deeds of said County.

Witness my hand and seal this 10 day of Aug, 19 78  
FEES 2.50 (PD) SEAL H. H. Ferguson CLERK